

COMMERCIAL SOPHISTICATION AND BRILLIANCE

Fifty One Alfred St is a cutting edge 5 Star Green Star accredited, nine storey commercial building in the heart of Fortitude Valley,

MAIN CONSTRUCTION COMPANY : Blackwatch Projects
DEVELOPER : Excel Development Group
PROJECT END VALUE : \$30 Million
COMPLETION : August 2013
ARCHITECTS : Willis Greenhalgh Architects



location means staff can choose from a variety of first-class cafes, restaurants, retail and fashion shopping, live music and bars. Brunswick Street Mall is also nearby, while Fifty One Alfred is positioned within walking distance to all major banking outlets and the James Street retail and dining precinct. The building is also close to a childcare centre.

The advantage of the building's location means that public transport is also close by. Fifty One Alfred is just 50 metres from the Fortitude Valley Railway Station, which services all metro and other lines in the Queensland Rail Network.

Domestic and international travellers can also take advantage of the Airtrain to Brisbane Airport in less than 20 minutes. The CityGlider Bus Service and other suburban buses are also nearby. For those who can't leave the car at home, the building is easily accessible to all the major arterial roads, including the Clem 7, Inner-City Bypass and Airport Link Tunnel. Car parking is also conveniently located across the road at the Valley Metro public car park, which has 850 bays.

The building's central address in Fortitude Valley brings with it a number of advantages for its tenants. In what is seen as a natural extension to Brisbane's CBD, Fortitude Valley is in the middle of Brisbane's Urban Renewal Precinct. It is considered to be one of the major commercial growth areas of the city.

During the past seven years, Fortitude Valley has seen the development of more than 200,000m² of commercial office space.

Fifty One Alfred's position in the hub of this area means it is set to benefit from this incredible growth. This attractive location has also seen many other corporate and government businesses move their addresses to this impressive precinct.

With its cutting-edge design, superb setting and exceptional design, Fifty One Alfred has set yet another benchmark for commercial building within the heart of Fortitude Valley.

For more information on this remarkable building, visit www.blackwatchprojects.com.au.

For more information contact Blackwatch Projects, 18 Maud Street Newstead QLD 4006, phone 07 3216 0533, fax 07 3216 0558, website www.blackwatchprojects.com.au



Located in the heart of Brisbane's Fortitude Valley, the cutting edge, nine-storey Fifty One Alfred building is perfectly positioned in what is becoming one of Queensland's most vibrant commercial and retail districts.

Developed by Excel Development Group, designed by award-winning architects Willis Greenhalgh Architects and built by Blackwatch Projects, Fifty One Alfred offers a high-quality, dynamic design, built for the flexibility of today's commercial needs.

Its exceptional design incorporates 7,482m² of commercial floor space over eight levels and includes flexible floor plates of around 1,000m². These floor plates make this smart building adaptable for varying designs and fit-outs for its users.

This means Fifty One Alfred can be configured to accommodate one user, become a "vertical village" for users on multiple floors, or be customised to become full-floor accommodation for individual users of its

levels. The building, which is filled with natural light throughout, is also designed to achieve a minimum 4.5 star NABERS rating and a 5 Star Green Star Office Design As-built rating.

In addition to its sustainable outlook, Fifty One Alfred also offers staff a superior working environment. This includes its contemporary (and impressive) entry foyer which has an all-important ground-level café, planted feature wall, secure bicycle racks, showers and change rooms.

The building also incorporates sweeping views of Brisbane's Central Business District and internal staircases which provide and encourage a "vertical village" setting. This promotes connectivity between staff and their departments. Fifty One Alfred's location also promotes the best in work/life balance for its workers.

Blackwatch Projects PM Steven Booth explains "In order to complete the building whilst still allowing for future creation of

"Vertical Villages", Blackwatch Projects took a somewhat unconventional approach to the internal crane penetration infill's. We utilised a lightweight steel infill in lieu of a traditional reinforced concrete infill to great effect. Further, the crane penetration dimensions were increased to suit the future installation of internal modular stair cases."

Situated opposite the Valley Metro Plaza and close to Fortitude Valley's dynamic entertainment and retail centre, its supreme



BRISBANE PRE-CAST SOLUTIONS FROM START TO FINISH

Established more than 25 years ago as a family business in Victoria, Brisbane Pre-Cast Pty Ltd has the experience and expertise when it comes to precast concrete solutions - from design right through to installation.

Originating in Melbourne in 1988, the company worked on major developments across the city including precast panels for factories, high-rise apartments, elevator shafts and more. Owner Arthur Taborsky then established Brisbane Pre-Cast Pty Ltd in 2007 with his two sons Luke and Callan. "We offer the complete package," Arthur said. "As well as the design, manufacture, delivery and installation of precast panels, we have consulting engineers and a design engineering service to help with major projects."

The company's experience on huge developments has seen Brisbane Pre-Cast kept busy on a number of developments, including Fifty One Alfred. All 20 of Brisbane Pre-Cast's employees worked on the project, which included the design and manufacture of the precast panels, and onsite delivery and installation.

"Every job is a challenge because you have a program to meet and we always make sure that every job we do is kept to the program, is on budget and meets quality," Arthur said.

The company is currently working on a range of projects including Gold Coast Rapid Transit, Brooklyn on Brookes Residential Development, Newstead Gasworks retail and residential project, Woolworths Annerley, Eastwood Apartments in Woolloongabba, Fish Lane Apartments in Brisbane and Austin Residential Apartments and Capitol Apartments both in South Brisbane.

Among Brisbane Pre-Cast's previous projects are the Merivale Street residential apartments, Meriton serviced apartments on Herschel Street, 55 Elizabeth Street in Brisbane and HH3 Apartments for Devine at Hamilton Harbour. Brisbane Pre-Cast continues to be a family business, with Arthur's two sons Luke and Callan working in the company. Callan oversees the precast factory operations, while Luke is onsite managing the installation of the precast panels.

BRISBANE
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AWARD-WINNING DESIGNS IN GATES, FENCES AND SCREENS

Featuring quality and service that you can rely on from a family-owned business that has been operating for over 30 years, Award Gates & Screens started out in East Brisbane with only two staff and seven product lines.

The business today has grown to 14 full time staff and hundreds of product lines, ranging from decorative curtain hardware supplies through major retailers such as Curtain Wonderland and decorators from Cairns to Coffs Harbour as well as interstate distributors in Sydney and Melbourne. In affiliation with its international suppliers, a wardrobe shelving and door business was also launched and now supplies some of Queensland's leading builders and a wholesale distribution network, supplying retail outlets from Cairns to Newcastle.

In 2005, Award launched its aluminium products division. Award Gates & Screens has evolved over the years expanding its range to include privacy screens, motorised gate systems, boundary fencing, balustrades, glass pool panels and stainless steel componentry. Having been proudly involved with Blackwatch Projects over several years and successfully completing affordable housing projects with them, the

Fifty One Alfred Street project saw Award take on a new challenge - its first major high-rise commercial project.

Award researched and developed a suitable fixed louvre screening system for the plant and equipment units on the top of the building. Award also installed glass balustrade to several levels, fire booster unit doors, galvanised handrail systems, lift shaft grills and stainless drainage to the incredible indoor garden wall.

The professional and friendly attitude shown by all employees from Blackwatch made working on 51 Alfred Street an enjoyable experience for Award Gates and the business is looking forward to completing future projects with them.



For more information contact Award Gates & Screens, Phone (07) 3290 4279 Fax (07) 3290 6138 Email: sales@awardgatescreensfences.com.au Website: www.awardgatescreensfences.com.au

51 Alfred Street, QLD



JET EXCAVATORS AND TRUCKS – EARTHMOVING MACHINERY SOLUTIONS

A family-owned business established in 1999, JET Excavators and Trucks offers earthmoving machinery solutions for major construction projects no matter what time of day – or night.

With a 24-hour, seven-day-a-week on call service, JET Excavators and Trucks provides a range of wet hire earthmoving machinery including combos of all sizes, excavators, bobcats and positracks, backhoes, tandem and single axle tippers, graders, vacuum trucks and water trucks.

In addition to a full-time team dedicated to organising supply and delivery to its customers, JET Excavators and Trucks use a state-of-the-art earthmoving management system software to match customers and suppliers.

JET Excavators and Trucks is proud of its 'Safety First' policy. A strong commitment to workplace safety compliance has underpinned a long running supply of machinery to local councils as well as industry-leading civil contractors. The company, including its experienced and reliable operators and subcontractors, takes site safety seriously. JET's fully documented and regularly audited Safety Management System reflects a high corporate value placed on safe work practises, and ensures that operators are site-ready prior to starting a project.

JET Excavators services all of the Brisbane suburbs and surrounding areas, providing its customers with machinery hire on an as-needed basis including bulk earthworks, site levelling and cuts, fill removal, footings preparation and final trim.

In addition to co-ordinating daily machinery hire for the Fifty One Alfred construction, JET Excavators carried out preparation works for the project, including site cuts, site clearing, detailed footings preparation according to site-specific requirements and bulk earthworks.

JET Excavators has worked with Blackwatch Projects for a number of years on major construction projects, including Brisbane's luxury unit and townhouse development The Barracks. The company continues to work on various projects with Blackwatch, Gary Deane Constructions, Gateway Projects and Civil Contractors.

To find out more about JET Excavators and Trucks and their earthmoving machinery hire, contact the team on 07 3841 3337.

For more information contact JET Excavators and Trucks, PO Box 165 Rochedale, QLD 4123, phone 07 3841 3337, fax 07 3299 5204 email theteam@jetexc.com.au